

APPROVED DEVELOPMENT CONDITIONS

SE 2012-SU-015

April 3, 2013

If it is the intent of the Board of Supervisors to approve SE 2012-SU-015 located at 14600 Compton Road, Tax Map 65-3 ((1)) 35, for an expansion to an existing electric utility facility pursuant to Sect. 9-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Harrison Substation," consisting of ten sheets prepared by Dewberry & Davis, LLC, dated June 15, 2012, as revised through January 15, 2013, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The applicant shall reserve right-of-way along the Compton Road frontage to match that of the adjacent properties. The right-of-way shall be dedicated in fee simple to the Board of Supervisors upon request by either Fairfax County or the Virginia Department of Transportation, whichever occurs first.
5. The entrances to the substation and the adjacent transmission line easement to the west of the site shall be improved to meet the commercial entrance standards of the Virginia Department of Transportation, as depicted on the plat and subject to the conditions of the easement.
6. An 8-foot wide asphalt trail shall be constructed across the site and extended onto the adjacent properties to connect with the trail sections to the west and the east. The applicant shall work with, and gain permission from, the Crofton Commons Homeowners' Association (CCHOA) for trail extensions within property owned by the CCHOA; the final location and design of the trail connection will be determined at site plan review.
7. Stormwater management shall be provided as generally depicted on the plat and as approved by the Department of Public Works and Environmental Services (DPWES), unless waived or modified at site plan review.
8. The limits of clearing and grading shall be outside the drip line of existing vegetation, as depicted on the plat.

9. Any construction within the existing swale, such as gravel installed for check dams, shall be installed by hand to minimize disturbance to existing vegetation, which will be coordinated with the site review engineer and the Urban Forest Management Division. Any vegetation damaged or removed shall be replaced as determined and recommended by the Urban Forest Management Division.
10. The applicant shall provide management practices for the protection of understory plant materials, leaf litter, and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The applicant shall restore understory plant materials, leaf litter, and soil conditions to the satisfaction of the Urban Forest Management Division if these are found to be damaged, removed, or altered in a manner not allowed in writing by the Urban Forest Management Division.
11. The applicant shall provide additional landscaping both on and off-site, as depicted on the plat, in order to meet the intent of the Type 2 Transitional Screening requirement subject to the review and approval of the Urban Forest Management Division. The applicant shall work with, and gain permission from, the Crofton Commons Homeowners' Association (CCHOA) for plantings within property owned by the CCHOA.
12. All areas designated to be left undisturbed shall be protected by tree protection fencing and signage, as coordinated with the Urban Forest Management Division and as depicted on the plat. Tree protection shall include 4-foot tall 14-gauge welded wire attached to 6-foot tall steel posts driven 18 inches into the ground and placed no further than 10 feet apart.
13. Construction activities shall be limited to Monday through Friday and 7:30 a.m. to 5:30 p.m. Saturday construction will be allowed if the hours of construction are coordinated with the Crofton Commons Homeowners' Association. No work shall be performed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
14. Construction traffic access to the site will be limited to Compton Road.
15. The applicant shall obtain a Virginia Stormwater Management Program permit from the Virginia Department of Conservation and Recreation prior to the commencement of construction. The site will be maintained in accordance with the Stormwater Pollution Prevention Plan and the requirements of the aforementioned General Permit for Discharges of Stormwater from Construction Activities (VAR10).

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or

adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.